

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

CHAPTER 7

BKY CASE NO. 21-50389

IN RE:

Itasca County Farm Service Association,

Debtor.

NOTICE OF SALE

TO: The United States Trustee, all creditors and other parties in interest.

On November 15, 2021, or as soon thereafter as the transaction may be completed, the undersigned trustee of the estate of the debtor named above will sell property of the estate as follows:

Buyer's name: Amanda Reed

Selling price: \$90,000.00

Address: 707 North 6th Avenue, Virginia, Minnesota 55792

PIN: 090-0180-00356 and 090-0180-00358

Legal description:

That part of the vacated railroad right-of-way in the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), Section Seven (7), Township Fifty-eight (58), Range Seventeen (17) described as follows: Commencing at a point on the East line 380.08 feet South of the Northeast corner of said NE ¼ of NE ¼ and assuming said East line to bear South 03 degrees 35' 41" East, thence South 58 degrees 50' 01" West along the North line of said vacated railroad right-of-way 367.20 feet to the POINT OF BEGINNING of the parcel to be described; thence continue South 58 degrees 50' 01" West along said right-of-way 251.28 feet, thence South 31 degrees 09' 59" East 93.55 feet; thence North 58 degrees 50' 01" East 251.28 feet; thence North 31 degrees 09' 59" West 93.55 feet to the POINT OF BEGINNING. SUBJECT to an easement for public right-of-way purposes on, over and across the North 20.00 feet of the parcel described.

AND

That part of the vacated railroad right-of-way in the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), Section Seven (7), Township Fifty-eight (58), Range Seventeen (17), described as follows: Beginning at a point on the East line 439.29 feet South of the Northeast corner of said NE ¼ of NE ¼, and assuming said East line to bear South 03 degrees 35' 41" East, thence continue South 03 degrees 35' 41" East along said East line 46.32 feet; thence South 58 degrees 50' 01" West 318.36 feet; thence North 31 degrees 09' 59" West 93.55 feet to the North line of said vacated right-of-way; thence North 58 degrees 50' 01" East along said right-of-way 248.52 feet; thence North 88 degrees 44' 01" East 105.29 feet to the Point of Beginning.

All in St. Louis County, Minnesota

The trustee has obtained approval of the court to employ Greg Hoffman of Edina Realty as realtor for the sale of this property. From the sale proceeds, the realtor will be paid his commission, 6%, and the trustee will also pay closing costs normally paid by a seller of real estate in Minnesota. The property is subject to mortgages in favor of Deerwood Bank. The balance of the mortgage exceeds the selling price; however, Deerwood Bank has agreed to allow the trustee to hold the net proceeds in trust until the sale of other real property and personal property by the trustee, the total of which is expected to exceed the bank's mortgages and security interests.

The trustee is also requesting the court to waive the 14 day stay of the order approving the sale provided for in Bankruptcy Rule 6004(h). The trustee believes this sale is in the best interest of the bankruptcy estate.

OBJECTION: MOTION: HEARING

Under applicable rules, any objection must be in writing, be delivered to the Trustee and the United States Trustee, and be filed with the clerk, not later than 12:00 noon on the day before the above date. If an objection is timely delivered and filed, the court will hold an expedited hearing on the objection with reduced notice of the hearing. The hearing will be scheduled by the Trustee with notice by the Trustee to the objecting party and the United States Trustee. If an objection is made or an order is required, the undersigned Trustee moves the Court for such orders as may be necessary and appropriate.

United States Bankruptcy Court
404 Gerald W. Heaney
U.S. Courthouse
515 West First Street
Duluth, MN 55802

United States Trustee
1015 U.S. Courthouse
300 South Fourth Street
Minneapolis, MN 55415

Nauni J. Manty, Trustee
150 South Fifth Street
Suite 3125
Minneapolis, MN 55402

Dated: October 22, 2021

By: /e/ Nauni J. Manty, Trustee
Nauni J. Manty, Trustee

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

IN RE:

ITASCA COUNTY FARM SERVICE
ASSOCIATION

CASE NO: 21-50389

**DECLARATION OF MAILING
CERTIFICATE OF SERVICE**

Chapter: 7

On 10/22/2021, I did cause a copy of the following documents, described below,
NOTICE OF SALE

to be served for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if fully set forth herein.

Parties who are participants in the Courts Electronic Noticing System ("NEF"), if any, were denoted as having been served electronically with the documents described herein per the ECF/PACER system.

DATED: 10/22/2021

/s/ Nauni Manty
Nauni Manty

Manty & Associates, P.A.
150 South Fifth Street, Ste 3125
Minneapolis, MN 55402
612 465 0990

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

IN RE:

ITASCA COUNTY FARM SERVICE
ASSOCIATION

CASE NO: 21-50389

**CERTIFICATE OF SERVICE
DECLARATION OF MAILING**

Chapter: 7

On 10/22/2021, a copy of the following documents, described below,

NOTICE OF SALE

were deposited for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

The undersigned does hereby declare under penalty of perjury of the laws of the United States that I have served the above referenced document(s) on the mailing list attached hereto in the manner shown and prepared the Declaration of Certificate of Service and that it is true and correct to the best of my knowledge, information, and belief.

DATED: 10/22/2021



Jay S. Jump
BK Attorney Services, LLC
d/b/a certificateofservice.com, for
Nauni Manty
Manty & Associates, P.A.
150 South Fifth Street, Ste 3125
Minneapolis, MN 55402

CASE INFO

LABEL MATRIX FOR LOCAL NOTICING
08645
CASE 21-50389
DISTRICT OF MINNESOTA
DULUTH
FRI OCT 22 13-08-07 CDT 2021

AUCTION MASTERS INC
19150 TERRITORIAL RD
OSSEO MN 55369-9216

ANIMART LLC
CO LAFFEY SEBRANEK AUBY RISTAU SC
16 N CARROLL ST 500
MADISON WI 53703-2773

DEBTOR

ITASCA COUNTY FARM SERVICE ASSOCIATION
900 W 4TH STREET
GRAND RAPIDS MN 55744-2202

~~EXCLUDE~~

~~DULUTH
404 GERALD W HEANEY FEDERAL BUILDING
AND US COURTHOUSE AND CUSTOMHOUSE
515 WEST FIRST STREET
DULUTH MN 55802-1302~~

ADEN BROOK
PO BOX 217
MONTGOMERY NY 12549-0217

ADVENTUREKEEN
2204 1ST AVE S SUITE 102
BIRMINGHAM AL 35233-2321

AGCO FINANCE LLC
PO BOX 9263
DES MOINES IA 50306-9263

ARABIAN HAVEN RANCH LLC
W261 COUNTY ROAD D
BORTH WI 54923-8339

ARMOR ANIMAL HEALTH
1240 GREEN VALLEY ROAD
BEAVER DAM WI 53916-1128

BNSF RAILWAY CO
PO BOX 676160
DALLAS TX 75267-6160

CARLSON WHOLESALE INC
3780 QUAIL ROAD NE
SAUK RAPIDS MN 56379-9444

CENTURY LINK
PO BOX 2956
PHOENIX AZ 85062-2956

CENTURY LINK
PO BOX 4300
CAROL STREAM IL 60197-4300

CENTURY LINK
PO BOX 91155
SEATTLE WA 98111-9255

COUNTRY PET FOODS LLC
505 ATLANTIC AVE
DEGRAFF MN 56271-9003

DANIEL BROWN
18759 BLUE BIRD DRIVE
GRAND RAPIDS MN 55744-6242

DAVE HRON JR
23716 CO RD 197
DEER RIVER MN 56636-2160

DEER CREEK SEED
PO BOX 105
ASHLAND WI 54806-0105

DEERWOOD BANK
PO BOX 2905
BAXTER MN 56425-6605

DEPT OF PUBLIC UTILITIES
PO BOX 1048
VIRGINIA MN 55792-1048

ENTREPRENEUR FUND
202 WEST SUPERIOR STREET SUITE 311
DULUTH MN 55802-1971

FEDDICK DISTRIBUTING
9887 ST CROIX TRAIL
NORTH BRANCH MN 55056-6280

FOSSTON TRI COOP
PO BOX 88
FOSSTON MN 56542-0088

FOSTERS INC
PO BOX 2674
WATERLOO IA 50704-2674

FRED WANGLER
PO BOX 643
CASSELTON ND 58012-0643

FOSSTON TRI COOP
CO RANGE CREDIT BUREAU INC
PO BOX 706
HIBBING MN 55746-0706

FOSTERS INC
PO BOX 2674
WATERLOO IA 50704-2674

GRAND RAPIDS PUBLIC UTILITIES
500 SE 4TH STREET
GRAND RAPIDS MN 55744-3667

HOMETOWN FOCUS
401 6TH AVE N SUITE 111
VIRGINIA MN 55792-4562

ITASCA CO 4H FEDERATION
123 NE 4TH ST
GRAND RAPIDS MN 55744-2659

ITASCA CO AGRICULTURAL ASSOC
1336 FAIRGROUNDS RD
GRAND RAPIDS MN 55744-2474

KIRK GILBERTSON CPA PA
PO BOX 655
GRAND RAPIDS MN 55744-0655

LVC COMPANIES INC
4200 WEST 76TH ST
MINNEAPOLIS MN 55435-5108

MIDWEST COMMUNICATIONS
11 E SUPERIOR ST SUITE 380
DULUTH MN 55802-3016

MIDWEST SUPPLY AND DISTRIBUTING
828 19TH AVE NE
ST JOSEPH MN 56374-4639

MINNESOTA ENERGY RESOURCES
PO BOX 19003
GREEN BAY WI 54307-9003

MINUTEMAN PRESS
70 SE 7TH STREET
GRAND RAPIDS MN 55744-3814

MN ENERGY RESOURCES
PO BOX 6040
CAROL STREAM IL 60197-6040

MVTL
11265 NORTH FRONT ST BUILDING 2
NEW ULM MN 56073

MVTL
PO BOX 249
NEW ULM MN 56073-0249

NAPA SUPPLY OF GRAND RAPIDS
404 NE 4TH STREET
GRAND RAPIDS MN 55744-2923

NORLAND ENVIRONMENTAL SERVICE INC
238 JESS HARRY RD
GRAND RAPIDS MN 55744-7348

NORTHWEST GAS
1608 NW 4TH ST
GRAND RAPIDS MN 55744-2198

NUTRA BLEND LLC
PO BOX 202619
DALLAS TX 75320-2619

NORTHEAST ENTREPRENEUR FUND INC
202 W SUPERIOR ST STE 311
DULUTH MN 55802-1971

QWEST CORPORATION DBA CENTURYLINK QC
CENTURYLINK INC
1025 EL DORADO BLVD ATTN- LEGAL-BKY
BROOMFIELD CO 80021-8254

R J HUNT SEED INC
13477 CNTY RD 101
WADENA MN 56482-2075

REAL PRESENCE RADIO
503 7TH ST N SUITE 101
FARGO ND 58102-4403

RJ HUNT SEED CO
13477 CO RD 101
WADENA MN 56482-2075

SK PACKAGING
120 N FRENTRESS LAKE RD
EAST DUBUQUE IL 61025-9529

SEEDWAY
PO BOX 250
HALL NY 14463-0250

THE CO OP RETIREMENT PLAN TRUST
MARK MOEDRITZER
SHOOK HARDY BACON LLP
2555 GRAND BLVD
KANSAS CITY MO 64108-2613

UNITED BENEFITS GROUP
PO BOX 169005
KANSAS CITY MO 64116-8005

PARTIES DESIGNATED AS "EXCLUDED" WERE NOT SERVED WITH THE FIRST CLASS MAIL
PARTIES WITH A '+' AND DESIGNATED AS "CM/ECF ELECTRONIC" RECEIVED ELECTRONIC NOTICE THROUGH THE CM/ECF SYSTEM

~~EXCLUDE~~

US COMMODITIES LLC
730 2ND AVE S UNIT 700
MINNEAPOLIS MN 55402-2480

~~US TRUSTEE
1015 US COURTHOUSE
300 S 4TH ST
MINNEAPOLIS MN 55415 3070~~

WESTWAY FEED PRODUCTS LLC
365 CANAL STREET SUITE 2929
NEW ORLEANS LA 70130-1165

~~EXCLUDE~~

JOEL J DAHLGREN
BLACK DOG COOP LAW
714 N FRANKLIN ST
NEW ULM MN 56073-1309

~~NAUNI JO MANTY
MANTY ASSOCIATES PA
150 SOUTH FIFTH STREET
SUITE 3125
MINNEAPOLIS MN 55402 4221~~

(U.S. Trustee)
US Trustee
1015 US Courthouse
300 S 4th St
Minneapolis, MN 55415

ustpreion12.mn.ecf@usdoj.gov

(Trustee)
Nauni Jo Manty
Manty & Associates PA
150 South Fifth Street
Suite 3125
Minneapolis, MN 55402
represented by:
Manty & Associates PA
150 South Fifth Street
Suite 3125
Minneapolis, MN 55402

ecf@mantylaw.com

Itasca County Farm Service Association
900 W. 4th Street
Grand Rapids, MN 55744
Tax ID / EIN: 41-0330750
(Debtor 1)
represented by:
Joel J. Dahlgren
Black Dog Co-op Law
714 N Franklin St
New Ulm, MN 56073

dahlgren@blackdogcooplaw.com

(Interested Party)
Animart, LLC
c/o Laffey, Sebranek, Auby & Ristau,
S.C
16 N. Carroll St., #500
Madison, WI 53703
represented by:
Lisa K Lietz Ray
Laffey, Sebranek, Auby & Ristau S.C.
16 N. Carroll St.,
Suite 500
Madison, WI 53703

l.lietzray@els-law.com

AUCTION MASTERS INC
19150 TERRITORIAL RD
OSSEO, MN 55369
(Auctioneer)